



CITY PLANNING COMMISSION
CITY OF NEW YORK
OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 16DCP028Y
ULURP No. N 160051 ZRY
SEQRA Classification: Type I

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

Mandatory Inclusionary Housing Text Amendments

The Department of City Planning (DCP) is proposing a city-wide Zoning Text Amendment to create a Mandatory Inclusionary Housing ("MIH") program within the existing Inclusionary Housing program authorized in the New York City Zoning Resolution ("ZR") Section 23-90 (the "Proposed Action"). The Proposed Action would amend ZR Sections 12-10 (Definitions), 23-10 (Open Space and Floor Area Ratios), 23-90 (Inclusionary Housing), 62-80 (Special Review Provisions), 74-00 (Powers of the City Planning Commission), and 74-30 (Special Permits Uses and Bulk Modifications).

The Proposed Action would require permanently affordable housing set-asides for all developments over 10 units or 12,500 zoning square feet within MIH areas or, as an additional option for developments between 10 and 25 units, or 12,500 to 25,000 square feet, a payment into an affordable housing fund. The proposed MIH program would not affect existing provisions in the Zoning Resolution that apply to the regulation and administration of the Inclusionary Housing Program within existing Inclusionary Housing Designated Areas or R10 or R10 equivalent districts. The proposed text amendment would have no effect until mapped or implemented through subsequent discretionary actions of the City Planning Commission.

The purpose of the proposed MIH program is to promote neighborhood economic diversity in locations where land use actions create substantial new housing opportunities. The analysis year for

the proposed text amendment is 2024. Absent the Proposed Action, there would be no program in place to require affordable housing.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated September 18, 2015, prepared in connection with the ULURP Application (No. N 160051 ZRY). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that no significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Evren Ulker-Kacar, AICP at (212) 720-3419.

Robert Dobruskin
Robert Dobruskin, AICP, Director
Environmental Assessment & Review Division
Department of City Planning

Date: September 18, 2015

Carl Weisbrod, Chairman
City Planning Commission

Date: September 21, 2015